

AFFORDABLE HOUSING OPPORTUNITIES

Bedford, Massachusetts, July, 2009

Lotteries for affordable rental and homeownership units in Bedford and other Massachusetts communities are listed alphabetically by town at <http://www.chapa.org> under Housing Lotteries. Several housing developments in Bedford have a limited number of affordable units for income eligible households. Contacts for detailed information about current or future availability of affordable units and application procedures follow:

RENTAL- RENTAL- RENTAL- RENTAL- RENTAL- RENTAL				
Name of Development	Location	Agent	Contact	# of Bedrooms
Patriot Place***	18 Springs Road	S-C Management	Betty Tenwolde 781-275-1038	One-bedroom apartments 3 Market Rate 7 Affordable
Avalon at Bedford Center***	62 Concord Rd.	Avalon at Bedford Center	Katie Dwyer 781-275-2233	One and two bedroom apartments 104 Market Rate 35 Affordable
Village at Concord Road***	Caesar Jones Way	Elderberry LLC	Pamela Brown 781-275-7267	One and two bedroom apartments 9 Market Rate 3 Affordable
Thompson Farm**	48-50 Middlesex Tnpk	Winn Management	Brian Loomer 781-276-1600	One, two, & three bedroom apartments 131 Market Rate 33 Affordable
Bedford Village ****	Dunster Road	S-C Management	Betty Tenwolde 781-275-1038	One, two & three bedroom apartments 24 Market Rate --72 Affordable
Ashby Place***	Ashby Road	Bedford Housing Authority	Brenda Peacock 781-275-2428	One bedroom apartments for elderly and handicapped No Market Rate; 80 Affordable
Elm Street***	59-70 Elm Street	Bedford Housing Authority	Brenda Peacock 781-275-2428	two and three bedroom apartments for families- <i>preference for wartime veterans' families.</i> No Market Rate; 12 Affordable
Village at Taylor Pond ***	59 Middlesex Tnpike	Bozuto Mgmt	Keri Walker 781-280-2900	One & two bedroom apartments 141 Market Rate 28 1br & 19 2br affordable
447 Concord Road - mixed AMI: up to 50%, 60% & 65% of AMI	1-27 Wheeler Drive	S-C Management	Betty Tenwolde 781-275-1038	One, two & three bedroom apartments 2 Market Rate 12 Affordable
OWNERSHIP- OWNERSHIP- OWNERSHIP- OWNERSHIP				

Habitat for Humanity plans to build eight homes on North Road and may be contacted at 978-692-0927 or www.LowellHabitat.org or familyselection@lowellhabit.org. Vacancies for other affordable ownership units will be advertised widely and listed at <http://www.chapa.org> and www.town.bedford.ma.us as they become available. Bedford's developments with affordable ownership units are: Village at Concord Road on Caesar Jones Way, Bedford Meadows on Carlisle Rd., Stephen Lane House on North Rd, Shawsheen Ridge on Shawsheen Rd., Village at Bedford Woods at 100 Albion Rd, Condo at Summer St. & Habitat on North Rd.

Household income criteria for eligibility governing most developments can be either 80%, or 50% or 30% of area median income, dependent on the development's regulations governed by the State. For Bedford Village Criteria – 781-275-2428. The federal Department of Housing and Urban Development (HUD) sets the area median income annually and adjusts it for household size. Income limits as of April 27, 2009 are:

# of persons in household	1	2	3	4	5	6	7	8
*30% of area median income	18,950	21,650	24,350	27,050	29,200	31,400	33,550	35,700
**50% of area median income	31,550	36,100	40,600	45,100	48,700	52,300	55,900	59,550
***80% of area median income	46,300	52,950	59,550	66,150	71,450	76,750	82,050	87,350
**** For Bedford Village income criteria – Please contact Bedford Housing Authority at 781-275-2428								